

**20 Colleano Street, Ngunnawal, ACT 2913**

STONE

**House For Sale**

Wednesday, 19 June 2024

20 Colleano Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: House**



Jess Smith  
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**\$685,000+**

Discover modern comfort and functionality in this impeccably maintained home. Inside, the master bedroom boasts a walk-in robe and ensuite, while all bedrooms feature built-in robes for ample storage. The bathroom includes a full-sized tub and separate toilet, complementing the well-lit living room and open plan family and dining areas, ideal for both relaxation and entertaining. The well-appointed kitchen caters to culinary needs with ease, and a European-style laundry in the garage adds convenience. Climate control is provided by a split system, ensuring year-round comfort. Outside, the property features an expansive backyard, offering plenty of space for outdoor activities and relaxation, making it an ideal retreat for families and those who love to entertain. Features Overview:- Single level floorplan- NBN connected with FTTP- Age: 25 years (built in 1999)- Units plan number: 1728- EER (Energy Efficiency Rating): 6 Stars Development Information:- Name of development: Montpellier- Number of buildings in development: 9- Strata management: Civium Strata Sizes (Approx)- Internal Living: 129.19 sqm - Deck: 12.25 sqm - Garage: 35.02 sqm- Total Residence: 176.46 sqm Prices- Strata Levies: \$784.54 per quarter- Rates: \$483.39 per quarter- Land Tax (Investors only): \$669.84 per quarter- Conservative rental estimate (unfurnished): \$620 - \$640 per week Inside:- Master bedroom with walk-in robe and ensuite- Bedrooms all with built-in robes- Bathroom with full-sized tub and separate toilet - Well lit living room- Open plan family and dining - Well appointed kitchen - European style laundry in garage - Double car garage with internal access- Split system in living - Gas ducted heating through Outside:- Expansive backyard for outdoor enjoyment Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes' drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.